065.0	0002	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,300 /	794,300
					USE VALUE:	794,300 /	794,300
					ASSESSED:	794,300 /	794,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY MARYALICE
Owner 2:	
Owner 3:	
Street 1:	55 EDGEHILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI BLASI DANIEL -
Owner 2:	-
Street 1:	16 FIELDSTONE DR
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 11,060 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11060.000	268,000		526,300	794,300
Total Card	0.254	268,000		526,300	794,300
Total Parcel	0.254	268,000		526,300	794,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.33 | /Parcel: 563.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41573

GIS Ref

GIS Ref

Insp Date 11/09/18

!5594!

PREVIOUS ASSESSMENT

Parcel ID 065.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,000	0	11,060.	526,300	794,300	794,300	Year End Roll	12/18/2019
2019	101	FV	219,200	0	11,060.	488,700	707,900	707,900	Year End Roll	1/3/2019
2018	101	FV	219,200	0	11,060.	488,700	707,900	707,900	Year End Roll	12/20/2017
2017	101	FV	219,200	0	11,060.	428,500	647,700	647,700	Year End Roll	1/3/2017
2016	101	FV	219,200	0	11,060.	390,900	610,100	610,100	Year End	1/4/2016
2015	101	FV	218,200	0	11,060.	345,800	564,000	564,000	Year End Roll	12/11/2014
2014	101	FV	218,200	0	11,060.	327,000	545,200	545,200	Year End Roll	12/16/2013
2013	101	FV	218,200	0	11,060.	311,200	529,400	529,400		12/13/2012

PRINT

Date	Time
12/10/20	20:27:38

LAST REV

Date	Time
04/16/19	14:46:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5594

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI BLASI DANIEL	53897-24		11/24/2009		520,500	No	No		
CALLA EDMUND D	41850-143		1/28/2004	Family	10	No	No		
	8445-34		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	41573
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2009	1272	Add Bath	25,000					REDO KIT/CONSTRUCT

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
3/16/2010	Info Fm Prmt	BR	B Rossignol
1/17/2009	Meas/Inspect	294	PATRIOT
10/5/1999	Meas/Inspect	256	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11060		Sq. Ft.	Site		0	70.	0.68	12									526,262						526,300	

Total AC/HA: 0.25390 | Total SF/SM: 11060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 526,262 | Spl Credit | Total: 526,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99129945
Adj $ / SQ:	127.134
Other Features:	115996
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364065
Depreciation:	96113
Depreciated Total:	267952

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1					HB 1		

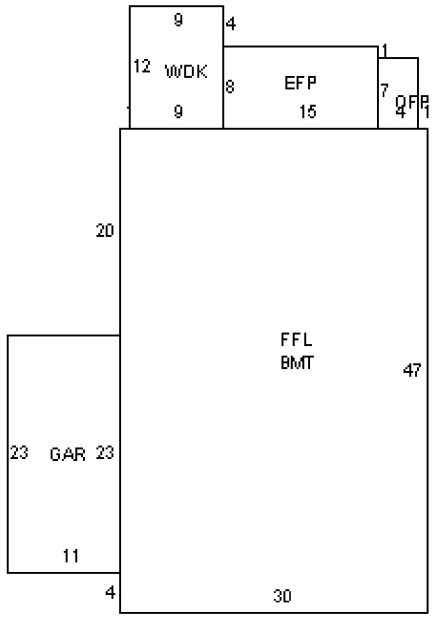
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.13
Special Features:	0	Val/Su Net:	80.50
Final Total:	268000	Val/Su SzAd	190.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,410	38.140	53,778
FFL	First Floor	1,410	127.130	179,259
GAR	Garage	253	24.660	6,240
EFP	Enclos Porch	120	49.480	5,937
WDK	Deck	108	15.130	1,634
OFP	Open Porch	28	43.620	1,221

Net Sketched Area:	3,329			Total:	248,069
Size Ad	1410	Gross Are	3329	FinArea	1410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc